



CITY OF
FORT LAUDERDALE
FLORIDA

UNSAFE STRUCTURES BOARD AGENDA

MARCH 19, 2015

3:00 PM

COMMISSION MEETING ROOM
CITY HALL
100 N. ANDREWS AVENUE

UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

Board Members: Thornie Jarrett, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Don Larson • John Phillips • Ian Scot Seitel • Michael Weymouth

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE12111484
CASE ADDR: 1122 SE 4 ST
OWNER: STEINGER, JOEL
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.1.1
THE WOOD DOCK HAS BEEN SUBSTANTIALLY DAMAGED BY
THE ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.2.1.2.1
THE FOLLOWING COMPONENTS OF THE WOOD DOCK ARE
FAILING AND HANGING LOOSE:
1. WOOD PILINGS.
2. WOOD DOCK PLANKING.
3. WOOD FRAMING MEMBERS.

FBC(2010) 116.2.1.2.2
THE STRUCURAL PARTS OF THE WOOD DECK HAVE SEVERELY
DETERIORATED.

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CASE NO: CE13081082
CASE ADDR: 519 NW 23 AVE
OWNER: PARISIAN MOTEL INC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THIS CBS BUILDING THAT WAS BUILT IN 1966 HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY A FIRE ON JANUARY 9, 2013. THE BOILER-ROOM FOR THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED; THE WINDOWS AND DOORS WERE REMOVED OR DESTROYED BY THE FIRE, THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK HAVE SUFFERED SUBSTANTIAL DAMAGE.

FBC(2010) 116.2.1.1.1

THIS BUILDING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN. THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

THIS BUILDING IN ITS PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS.

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS CAVING IN TO THE LIVING SPACES OF THE BUILDING, OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO:
ROOF DECKING MATERIAL, FACIA, SOFFIT AND FRAMING MEMBERS WITH THE CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

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HEARING SCHEDULED

CASE NO: CE14091769
CASE ADDR: 1910 SW 11 CT
OWNER: AREA 1 LLC
INSPECTOR: LEROY JONES

VIOLATIONS: FBC(2010) 116.1.1

THIS SINGLE FAMILY CBS DWELLING HAS BECOME UNSAFE DUE TO THE EXTERIOR WALL HAS COLLAPSED AND SLIPED OFF THE FOUNDATION, CAUSING IT TO BE DANGEROUS TO THE HEALTH, SAFTY AND WELFARE OF THE ADJACENT PROPERTY OWNER. THIS BUILDING IN ITS PRESENT CONDITION DOSEN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNER.

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING, OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT NOT LIMITED TO:
EXTERIOR WALL CAVING INTO THE BEDROOM.

FBC(2010) 116.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION ACCORDING TO THE MINIMUM HOUSING STANDARD OF FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN AFFECT AT THE TIME OF CONSTRUCTION.

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CASE NO: CE15011893
CASE ADDR: 526 NW 15 WAY
OWNER: MEMBER TSEHAY MEDHANEALEM
ETHIOPIAN ORTHODOX TEWAHEDO
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

TWO WOOD FRAME DWELLINGS ARE EXISTING IN THE SAME LOT, THEY WERE BUILT IN 1933 WITH AN ADDITION THAT WAS ADDED IN 1957. BOTH ARE UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER ON THE ROOF DECKS AND THE ONE TO THE RIGHT HAD A FIRE ON APRIL 27, 2011. BOTH INTERIORS ARE SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS, THE WINDOWS AND DOORS WERE REMOVED OR DESTROY BY THE FIRE, THE BUILDINGS ARE WIDE OPEN AND VACANT.

FBC(2010) 116.2.1.1.2

THERE'S DEBRIS AND GARBAGE INSIDE BOTH BUILDINGS.

FBC(2010) 116.2.1.2.1

THE CEILING AND THE WALLS INSIDE THE HOUSE TO THE RIGHT (526 L) WAS DAMAGED BY THE WEATHER AND IS HANGING LOOSE AND HAS CAVED INTO THE LIVING SPACES. THE CEILING AND WALLS INSIDE THE ONE TO THE LEFT (526) WERE DAMAGED BY THE FIRE BACK IN 2011 AND BY THE RAINWATER PENETRATION.

FBC(2010) 116.2.1.2.4

BOTH DWELLING FLOOR'S, THAT WERE MADE OF WOOD FRAMING, ARE SAGGING, COMING LOOSE FROM THEIR SUPPORTING MEMBERS, AS THE FLOOR JOIST ARE DAMAGED BY THE PENETRATION OF THE RAINWATER.

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CASE NO: CE15020895
CASE ADDR: 519 SOLAR ISLE DR
OWNER: AS LAS OLAS PROPERTIES LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.2.1.1
THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND
OTHER COMBUSTIBLE MATERIAL AROUND THIS PROPERTY
THAT HAS NOW BECOME A PUBLIC HEALTH AND SAFETY
HAZARD TO THE COMMUNITY AND ALSO IS CONSIDERED A
FIRE HAZARD.

FBC(2010) 116.2.1.2.7
THIS PROPERTY HAS A SWIMMING POOL REMODEL THAT WAS
STARTED AND THE PROJECT HAS SINCE BEEN ABANDONED.
THE SHELL OF THE SWIMMING POOL IS HOLDING STAGNANT
WATER AND HAS NOW BECOME A PUBLIC HEALTH AND
SAFETY HAZARD TO THE COMMUNITY.

FBC(2010) 116.2.1.3.1
THERE ARE MULTIPLE PERMITS WHICH HAVE BEEN LEFT TO
EXPIRE AND THE WORK WAS STARTED, WORK WAS
PERFORMED, THE REQUIRED INSPECTIONS WERE NOT
SCHEDULED, PASSED AND THE PERMITS WERE NOT
PROPERLY CLOSED OUT. THESE PERMITS HAVE NOW
EXPIRED AND WORK IS NOW DEEMED AS UNSAFE.
